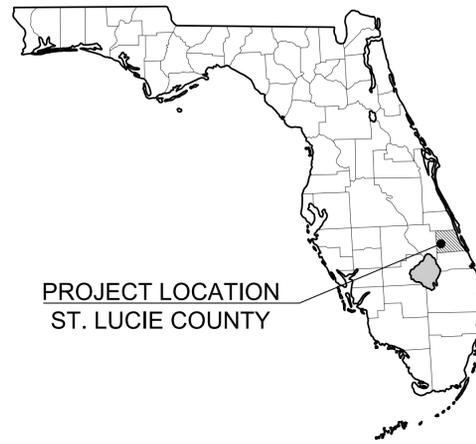


CONSTRUCTION PLANS FOR: PAAR DRIVE AT SOUTHERN GROVE

LOCATED IN
PORT ST. LUCIE, FLORIDA 34987



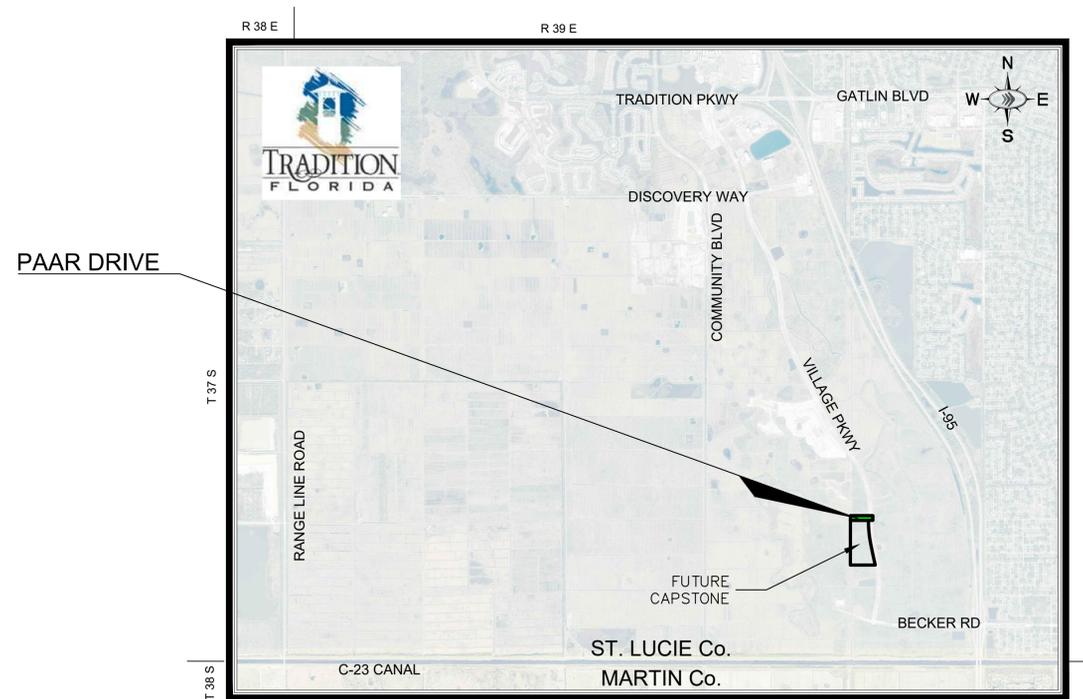
LEGAL DESCRIPTION:

A PORTION OF PARCEL 28 ACCORDING TO SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY NORTHEAST CORNER OF PARCEL 28 OF THE ABOVE MENTIONED SOUTHERN GROVE PLAT NO. 3, THENCE SOUTH 44°59'52" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 00°00'00" EAST, TO THE WEST RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, A DISTANCE OF 14.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 4119.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 11°51'40", A DISTANCE OF 852.70 FEET; THENCE SOUTH 11°51'40" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, A DISTANCE OF 675.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3969.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 01°55'36", A DISTANCE OF 133.47 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 934.21 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THAT CERTAIN FPL EASEMENT AS RECORDED IN DEED BOOK 234, PAGE 102, AND DEED BOOK 238, PAGE 134, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG SAID EAST LINE, NORTH 00°02'34" EAST, A DISTANCE OF 1683.05 FEET TO THE NORTH LINE OF SAID PARCEL 28; THENCE, ALONG SAID NORTH LINE, SOUTH 89°59'43" EAST, A DISTANCE OF 650.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 30.000 ACRES OF LAND, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.



VICINITY MAP
N.T.S.

PROJECT TEAM

OWNER/DEVELOPER J. DAVIS MAXWELL, CCIM VP - DEVELOPMENT CAPSTONE COLLEGIATE COMMUNITIES, LLC COTTAGE BUILDERS, INC. CAPSTONE PROPERTIES, LLC 431 OFFICE PARK DRIVE BIRMINGHAM, AL 35223 (205) 414-6438	PLANNER/L.A. STEVE GARRETT, R.L.A. LUCIDO AND ASSOCIATES, INC. 701 SE OCEAN BLVD. STUART, FL 34994 (772) 220-2100	CIVIL ENGINEER KINAN HUSAINY, P.E. KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200 VERO BEACH, FLORIDA 32960 (772) 794-4100 FAX (772) 794-4130	SURVEYOR DAVID P. LINDLEY R.L.S. CAUFIELD & WHEELER 7900 GLADES ROAD SUITE 100 BOCA RATON, FL 33434 (561) 392-1991	ENVIRONMENTAL EW CONSULTANTS 801 HERITAGE DRIVE SUITE 108 JUPITER, FL. 33458
--	---	---	---	---

ADDITIONAL GOVERNING AGENCIES CONTACTS:

PLANNING/ZONING CITY OF PORT ST. LUCIE 121 S.W. PORT ST. LUCIE BLVD PORT ST. LUCIE, FL 34984 (772) 871-5212	FIRE CHIEF ST. LUCIE COUNTY FIRE DEPT. 5160 N.W. MILNER DRIVE PORT ST. LUCIE, FL 34983 (772) 621-3400	STORMWATER GLEN GAREAU S. FL. WATER MANAGEMENT DISTRICT 3301 GUN CLUB ROAD WEST PALM BEACH, FL 33406 (561) 686-8800	ENGINEERING COLT SCHWERDT CITY OF PORT ST. LUCIE 121 S.W. PORT ST. LUCIE BLVD PORT ST. LUCIE, FL 34984 (772) 871-5100
--	--	---	---

PREPARED BY:



THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.

Sheet List Table

Sheet Number	Sheet Title
C-220	COVER SHEET
C-221	GENERAL NOTES
C-225	PAAR DRIVE ROADWAY PLANS
C-226	PAAR DRIVE ROADWAY PLANS
C-227	PAAR DRIVE ROADWAY PLANS
C-228	PAAR DRIVE ROADWAY DETAILS
C-229	PAAR DRIVE ROADWAY DETAILS
C-230	PAAR DRIVE SWPPP
C-231	PAAR DRIVE SWPP NOTES
C-232	PAAR DRIVE SWPP NOTES



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LICENSED PROFESSIONAL	KINAN F. HUSAINY
KHA PROJECT	14700000
DATE	01/05/2021
SCALE AS SHOWN	AS SHOWN
DESIGNED BY	---
DRAWN BY	---
CHECKED BY	KFH
DATE	---

COVER SHEET

PAAR DRIVE
ROADWAY PLANS
PREPARED FOR CAPSTONE

FLORIDA
PORT ST. LUCIE

NOTE:
IF THE STANDARD DETAILS ARE NOT INCLUDE IN THE CONSTRUCTION PLANS, THE CONTRACTOR AND THE EOR SHALL ENSURE THAT A COPY OF THE UTILITY STANDARDS MANUAL, INCLUDING STANDARD DETAILS, IS AVAILABLE AT THE PROJECT AT ALL TIMES.

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88). SUBTRACT 1.50' FROM NAVD '88 ELEVATION TO GET THE NAVD '88 ELEVATION.

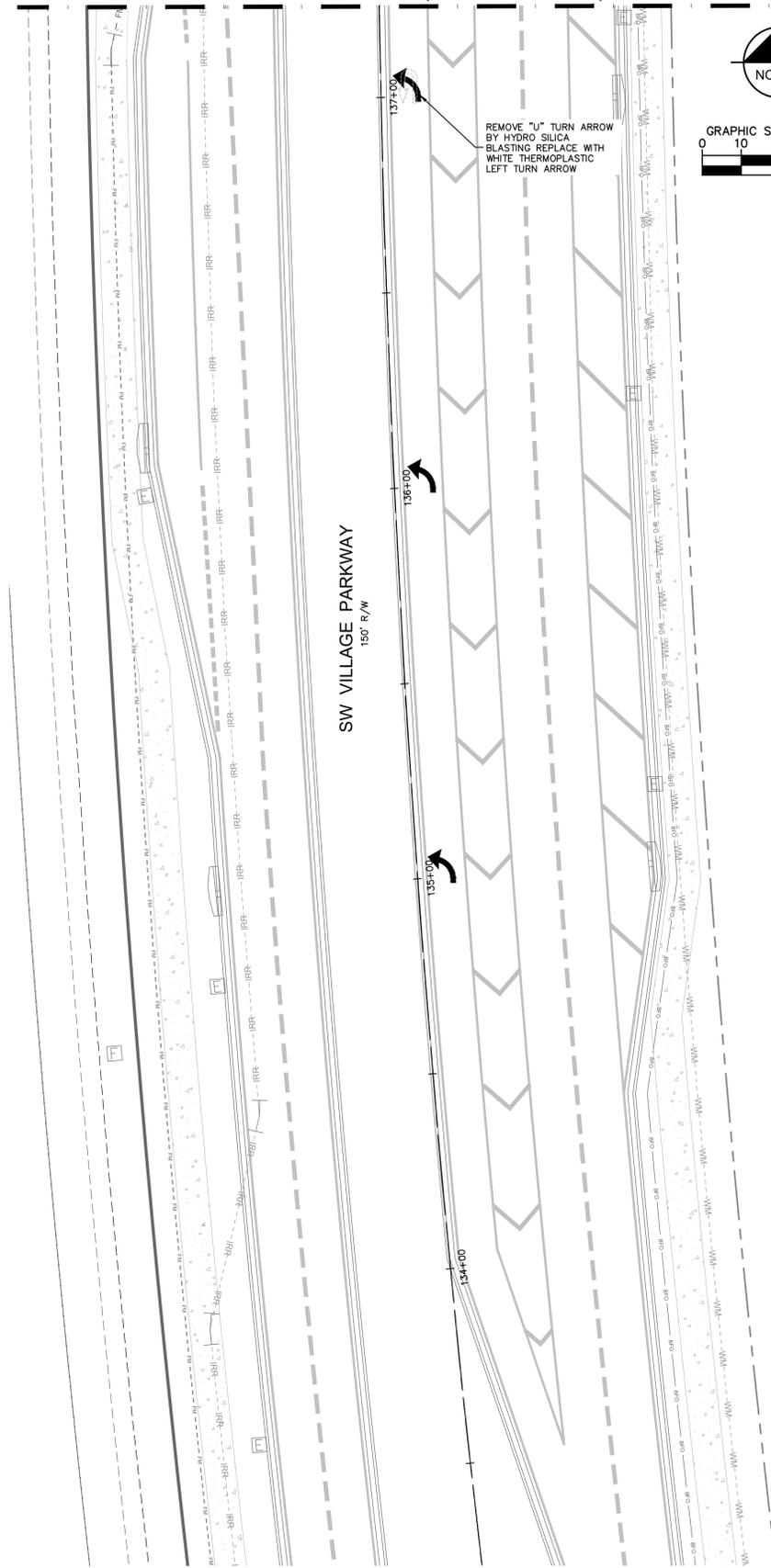
PSLUSD PROJECT #
5399

CITY OF PORT ST. LUCIE PROJECT #
P21-007

SHEET NUMBER
C-220

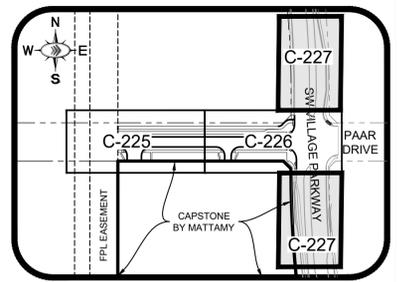
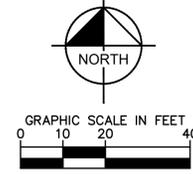
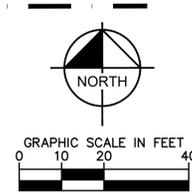
Plotted By: Procko, Michael Sheet: Sct:Paar Drive Layout: C-227 PAAR April 02, 2021 10:58:00am K:\WEB_DEV\Capstone\CAD\PlanSheets\C-225 PAAR DRIVE ROADWAY PLANS.dwg
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MATCHLINE (SEE SHEET C-226)



VILLAGE PARKWAY ROADWAY PLANS FROM 133+00.00 TO 137+00.00

SCALE: 1"= 20'



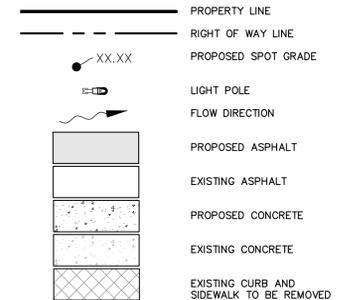
KEY MAP

NOTES:

- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL ELEVATIONS REFERENCED ARE IN NAVD 88'
- EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

UTILITY NOTES:

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS AND RESTRAINED AS REQUIRED BY THE CITY OF PORT ST. LUCIE.
- ALL UTILITIES SHOULD BE KEPT 10' APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 36" COVER ON ALL WATERLINES AND FORCE MAINS.
- CROSSINGS AND CONFLICTS MUST BE PER CITY OF PORT ST. LUCIE SPECIFICATIONS.
- ALL LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 PSI.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (CITY OF PORT ST. LUCIE) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 FAC.
- VALVES ARE NOT TO BE PLACED IN CURBS, SIDEWALKS OR DRIVEWAYS.
- ALL MANHOLES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO BEGINNING PAVING.
- STREET LIGHTING PLAN BY FPL.



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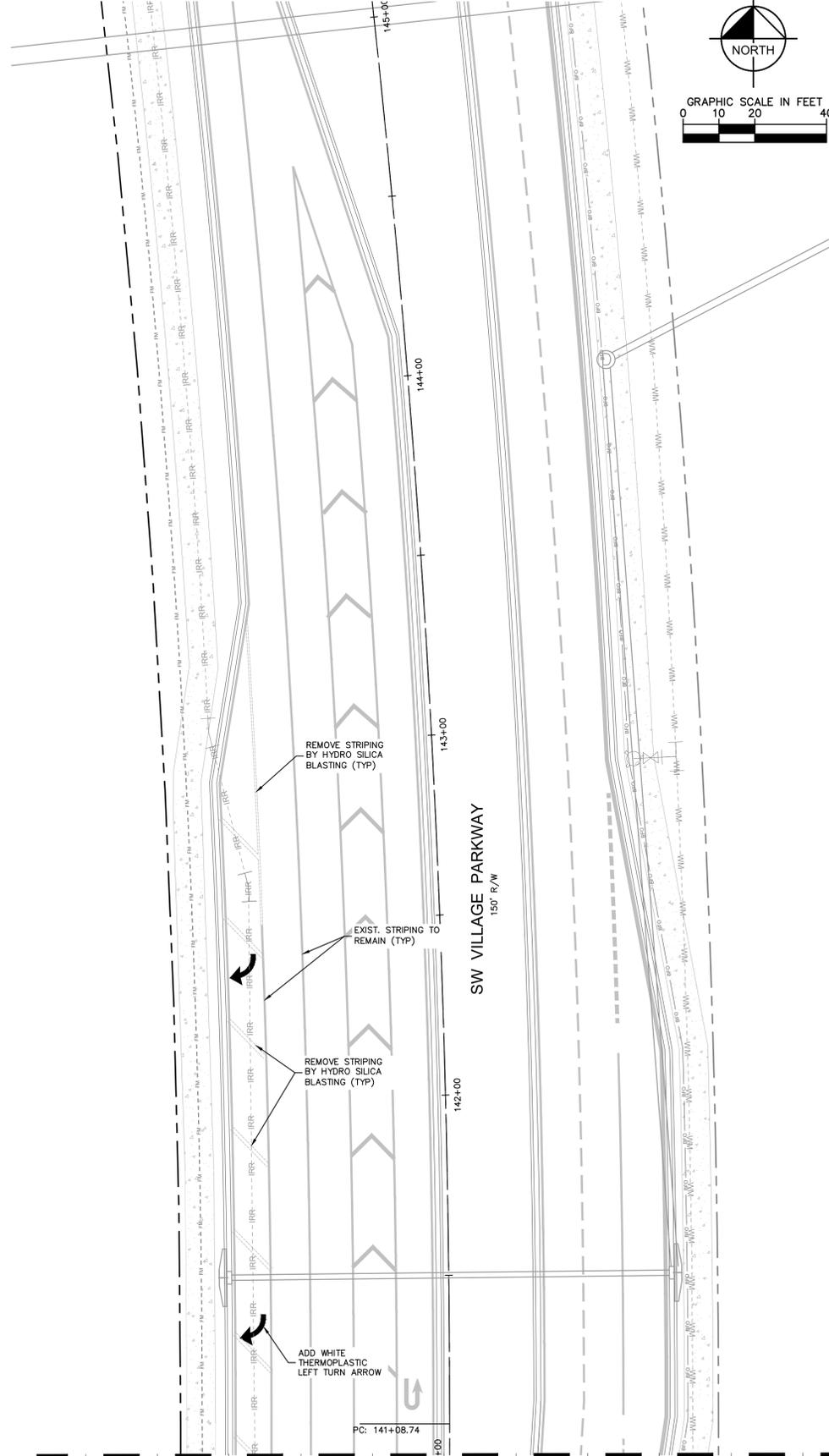
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IN THE EVENT OF CONFLICTING SPECIFICATIONS WITH THESE NOTES AND THE UTILITY STANDARDS MANUAL, THE MORE STRINGENT REQUIREMENT APPLIES.

PSLUSD PROJECT #
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CITY OF PORT ST. LUCIE PROJECT #
P21-007

SHEET NUMBER
C-227



VILLAGE PARKWAY ROADWAY PLANS FROM 141+00.00 TO 145+00.00

SCALE: 1"= 20'

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LICENSED PROFESSIONAL

KIMAN F. HUSIANY

STATE LICENSE NUMBER
 75481

KHA PROJECT

14700000

DATE

01/05/2021

SCALE AS SHOWN

DESIGNED BY

DRAWN BY

CHECKED BY

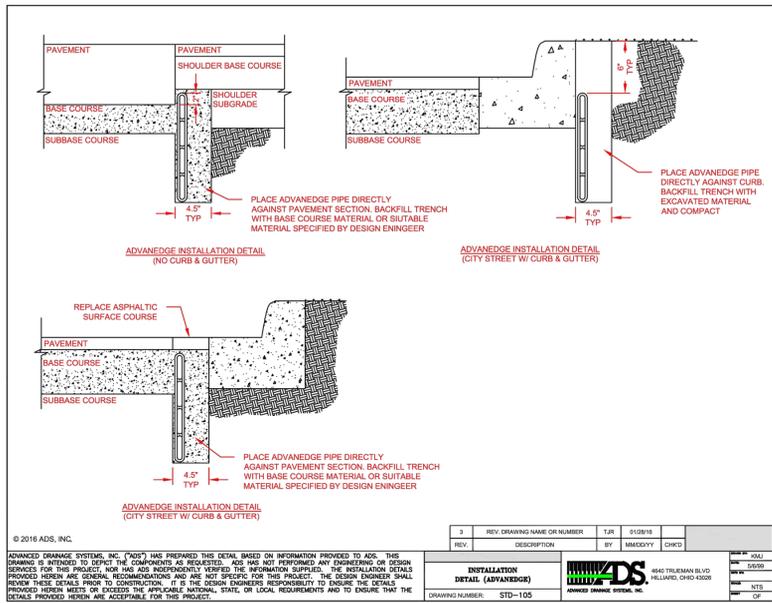
PAAR DRIVE
 ROADWAY PLANS

PAAR DRIVE
 ROADWAY PLANS
 PREPARED FOR CAPSTONE

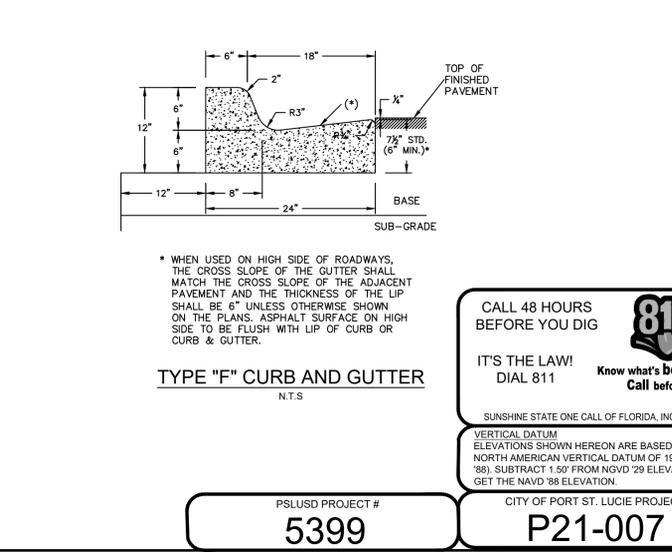
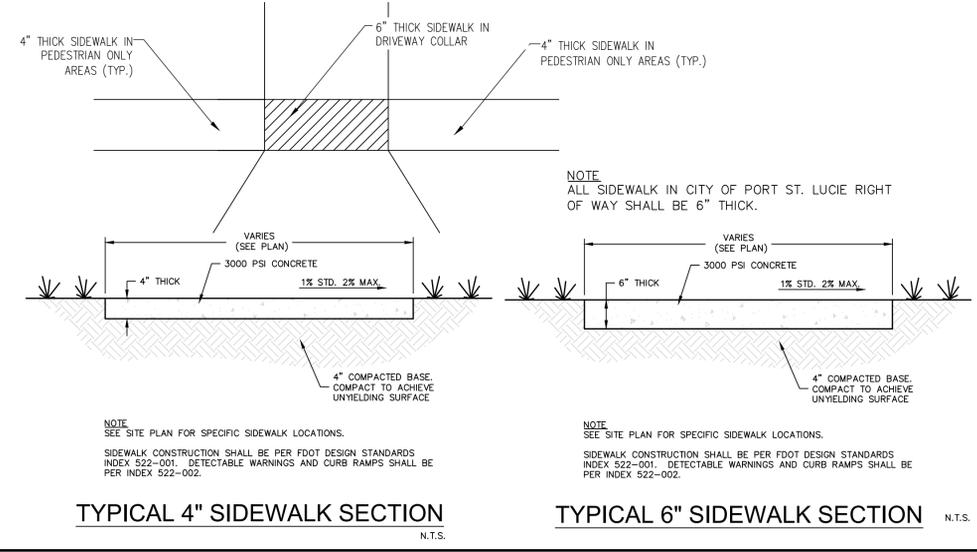
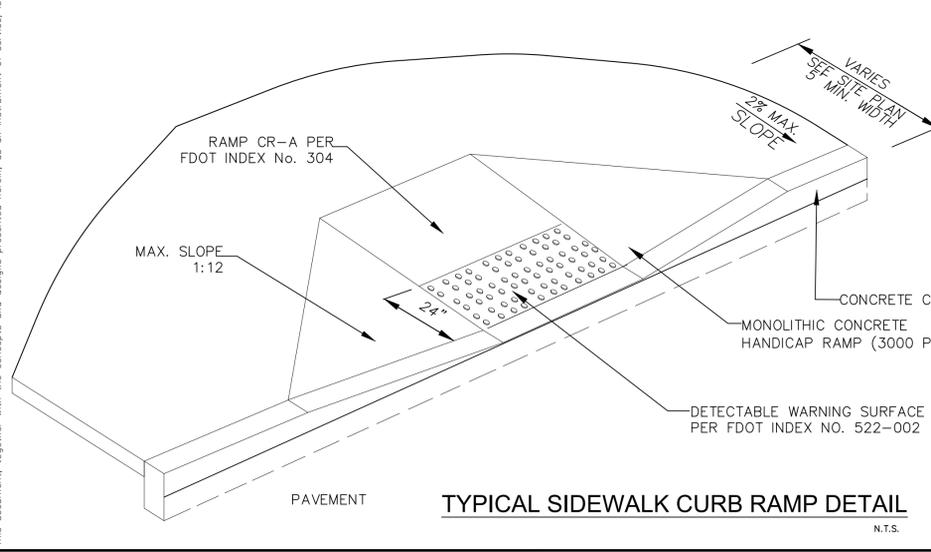
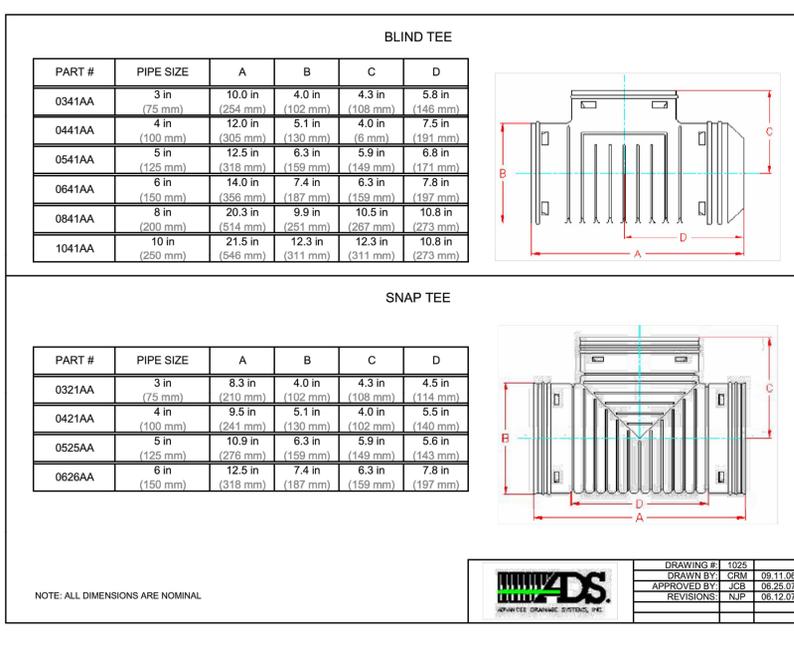
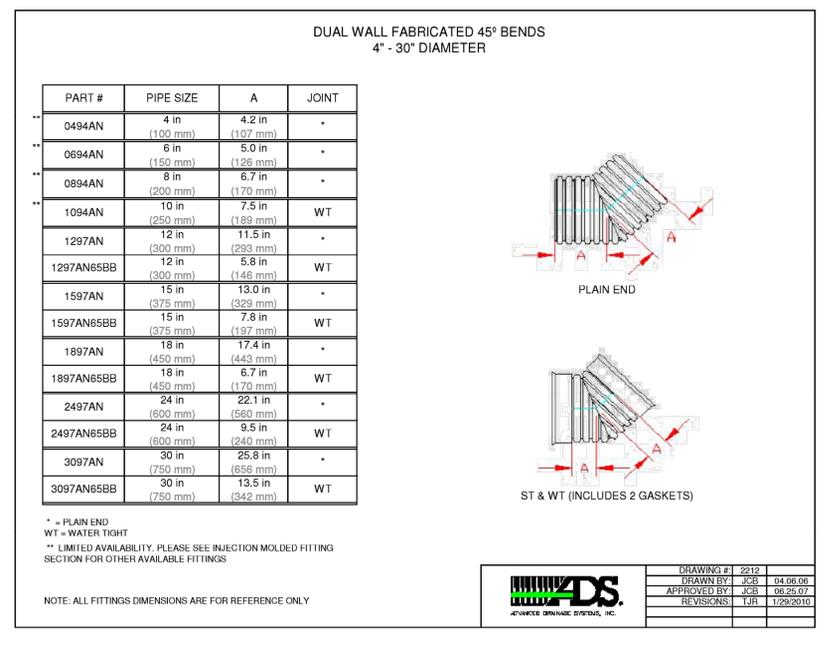
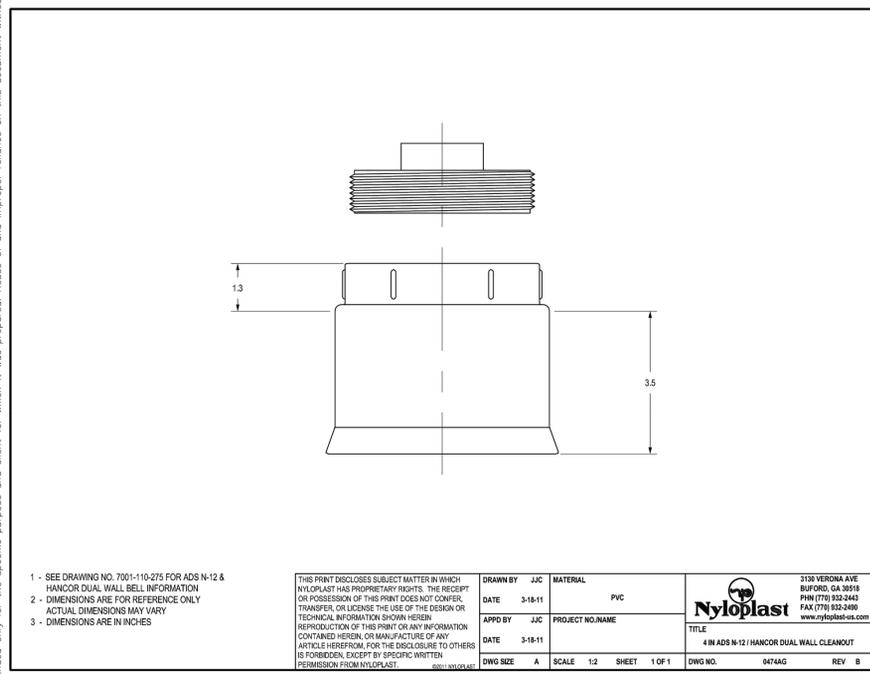
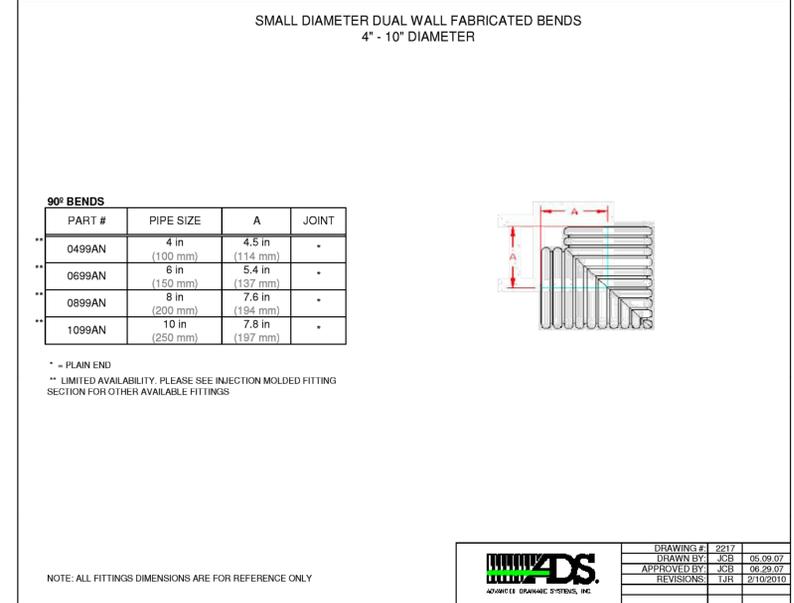
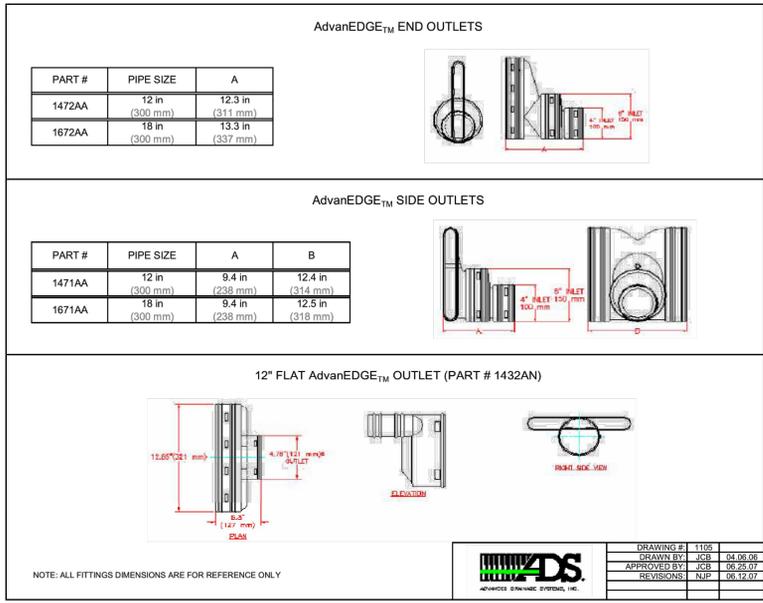
FLORIDA
 PORT ST. LUCIE

REVISIONS
 No. DATE BY

Plotted By: Procko, Michael Sheet: Paar Drive - L04012-C-229 PAAR April 02, 2021 10:58:03am K:\VRS\LEVA\Capstone\CAD\PlanSheets\C-229 PAAR DRIVE ROADWAY PLAN.dwg
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3	REV. DRAWING NAME OR NUMBER	1/8	1/20/19	
2	DESCRIPTION	1/8	1/20/19	
1	DESCRIPTION	1/8	1/20/19	



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LICENSED PROFESSIONAL
 KIMAN F. HUSAINY
 STATE LICENSE NUMBER 75481

KHA PROJECT 1470000
 DATE 01/05/2021
 SCALE AS SHOWN
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 CHECKED BY KFH

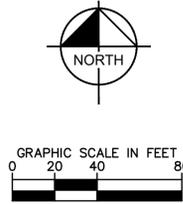
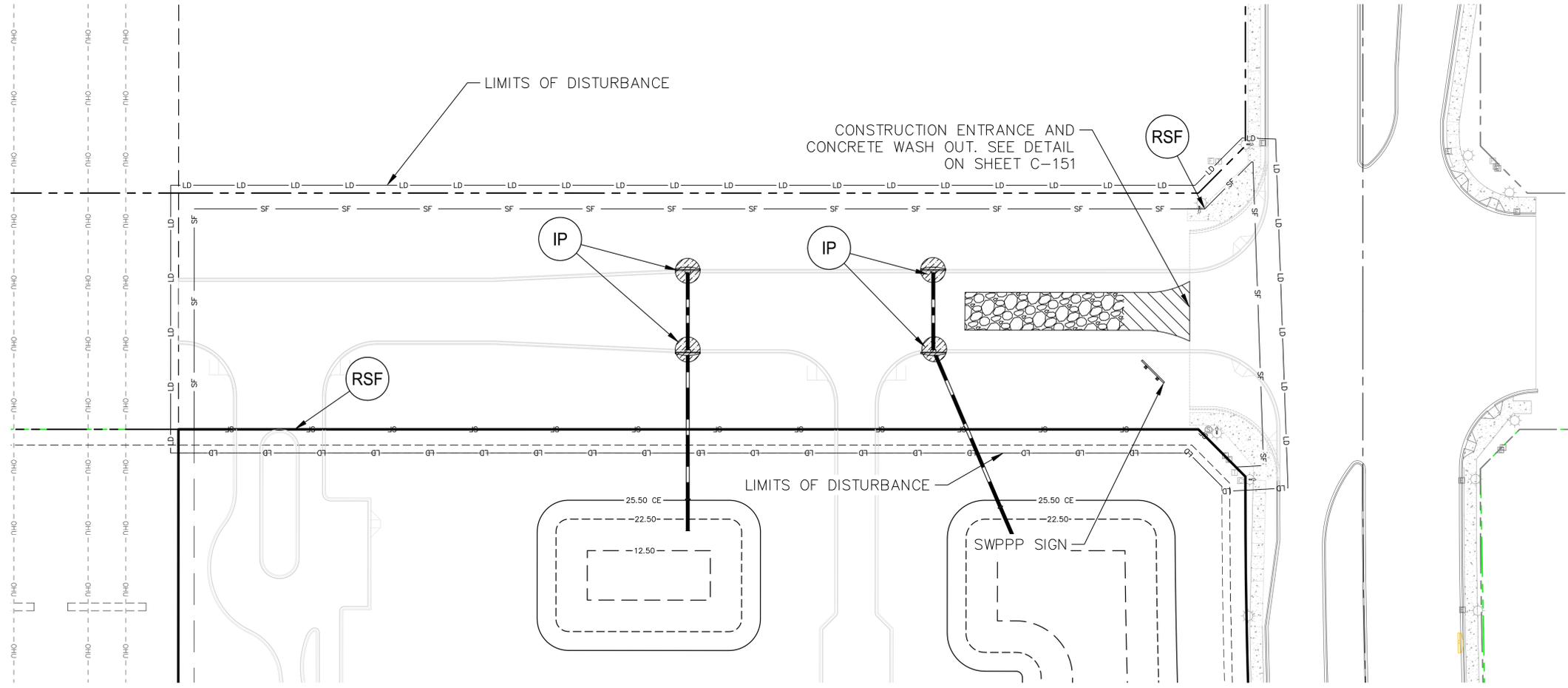
PAAR DRIVE ROADWAY PLANS PREPARED FOR CAPSTONE

PAAR DRIVE ROADWAY DETAILS

FLORIDA
 PORT ST. LUCIE

REVISIONS
 No. DATE

Plotted By: Procko, Michael Sheet: Paar Drive - L04001-C-230 PAAR DRIVE SWPPP April 02, 2021 10:58:16am K:\VRB-LEVA-Capstone\CAD\PlanSheets\C-230 PAAR DRIVE SWPPP.dwg
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LEGEND

SITE FEATURES

- BOUNDARY LINE
- PROPOSED LIMITS OF DISTURBANCE

EROSION DETAILS (SEE DETAIL SHEET C-151)

- CE TEMPORARY CONSTRUCTION EXIT (SEE DETAIL)
- RSF PROPOSED SEDIMENTATION / SILT FENCE (SEE DETAIL)
- CF PROPOSED HIGH VISIBILITY CONSTRUCTION FENCE
- SS SWPPP INFORMATION SIGN (SEE DETAIL)
- IP INLET PROTECTION
- B DIVERSION BERM

- NOTES:**
- FOR ALL EROSION AND SEDIMENTATION CONTROL DETAILS, REFER TO DETAIL SHEET C-151.
 - LIMITS OF DISTURBANCE IS OFFSET 5' OUTSIDE THE PROPERTY LINE FOR CLARITY. WHERE THIS OCCURS THE LIMITS OF DISTURBANCE IS THE PROPERTY LINE.
 - THE HIGH VISIBILITY CONSTRUCTION FENCE IS OFFSET 5' OUTSIDE THE WETLANDS FOR CLARITY. WHERE THIS OCCURS THE CONSTRUCTION FENCE SHOULD BE PLACED 1' OUTSIDE THE WETLANDS.
 - THE REINFORCED SILT FENCE IS OFFSET 10' INSIDE THE PROPERTY LINE FOR CLARITY. WHERE THIS OCCURS THE SILT FENCE SHOULD BE PLACED 5' INSIDE THE PROPERTY LINE.
 - CONTRACTOR SHALL CONTAIN ALL WORK WITHIN THE LIMITS OF DISTURBANCE, WHICH INCLUDES STORAGE OF MATERIALS AND EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL AREAS AFFECTED BY WORK TO A CONDITION AS GOOD AS EXISTING OR BETTER.

LAKE BANKS TO BE STABILIZED WITHIN SEVEN (7) DAYS OF COMPLETION.

DUST CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS REQUIRED TO INCLUDE ALL MEASURES TO CONTROL DUST IN BASE BID.

TRACK OUT IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS REQUIRED TO INCLUDE ALL MEASURES TO CONTROL TRACK OUT IN BASE BID.

ENVIRONMENTAL SITE ASSESSMENT				
DESCRIPTION	FOUND (Y/N)	AGENCY CONTACT INFO	MANAGEMENT PLAN (Y/N)	RESTORATION PLAN (Y/N)
WETLANDS	YES	USACE (202-761-7690)	YES	NO
RARE HABITAT	NO	N/A	N/A	N/A
THREATENED SPECIES	NO	FFWCC (850-488-4676)	NO	NO
ENDANGERED SPECIES	NO	N/A	NO	N/A
SPECIES OF SPECIAL CONCERN	NO	N/A	NO	N/A
INVASIVE/EXOTIC VEGETATION	YES	FDOT (772-465-7396)	YES	NO

ENVIRONMENTAL SITE ASSESSMENT
 AN ENVIRONMENTAL SITE ASSESSMENT WAS REQUIRED FOR THIS PROJECT. PLEASE REFER TO THE TABLE ABOVE TO SUMMARIZE FINDINGS. ADDITIONAL INFORMATION CAN BE FOUND WITHIN THE ENVIRONMENTAL SITE ASSESSMENT.

PSLUSD PROJECT # **5399** CITY OF PORT ST. LUCIE PROJECT # **P21-007** SHEET NUMBER **C-230**

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LICENSED PROFESSIONAL KIMAN F. HUSAINY STATE LICENSE NUMBER 75481

KHA PROJECT 14700000 DATE 01/05/2021 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY KFH DATE:

PAAR DRIVE ROADWAY PLANS PREPARED FOR CAPSTONE

FLORIDA PORT ST. LUCIE

NO.	REVISIONS	DATE	BY

Plotted By: Procko, Michael Sheet Set: Paar Drive SWPPP Notes April 02, 2021 10:58:23am K:\V\RE-LIDE\Capstone\CAD\PlanSheets\C-231 PAAR DRIVE SWPPP NOTES.dwg
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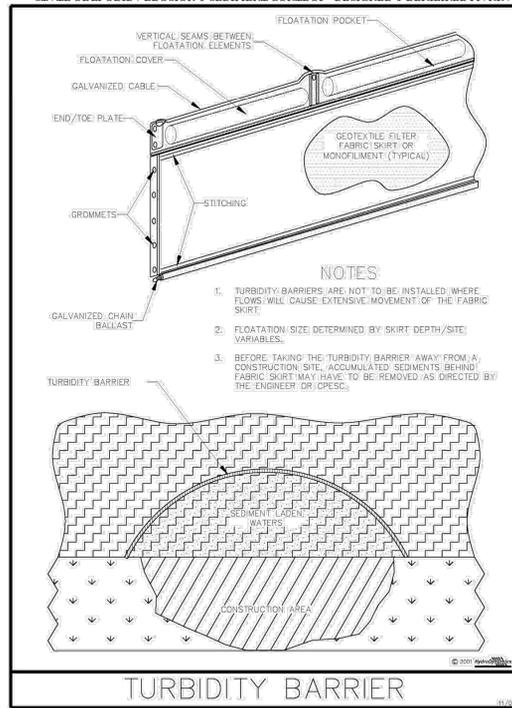


Figure V-44: Illustration of a Turbidity Barrier

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V-15

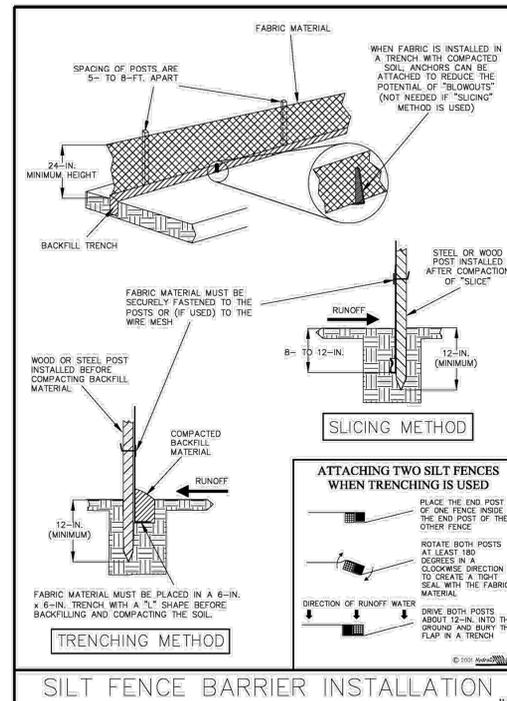


Figure V-40: Illustration of a Silt Fence Barrier

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V-7

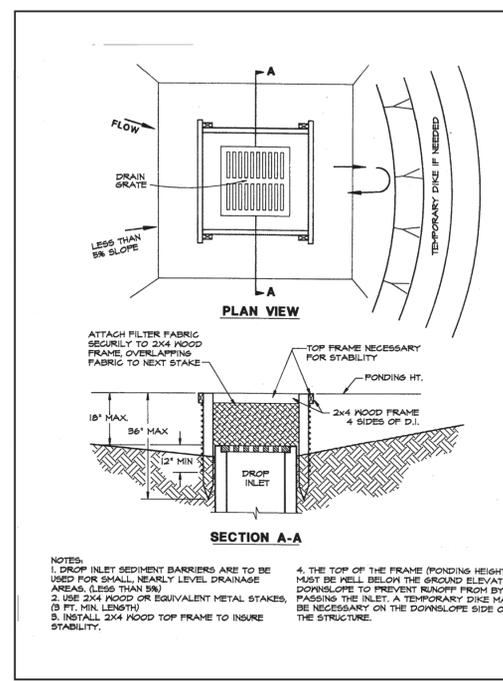


Figure 4.5a. Silt Fence Drop Inlet Sediment Barrier

Source: Erosion Draw

77

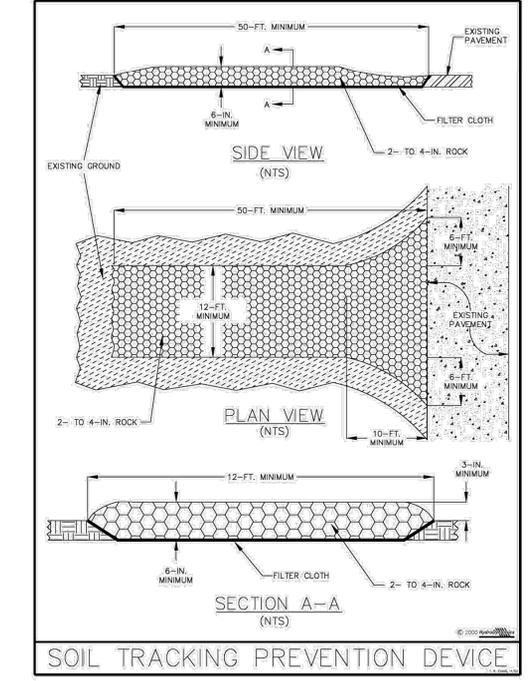
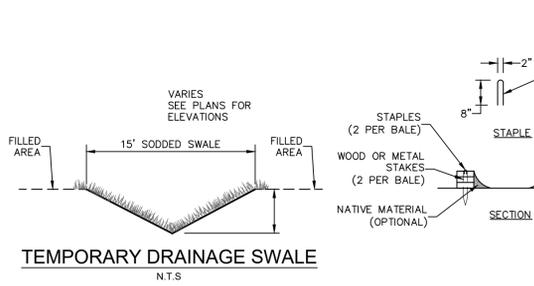


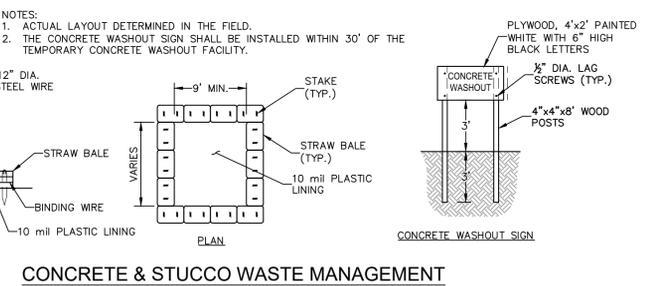
Figure V-52: Illustration of a Soil Tracking Prevention Device

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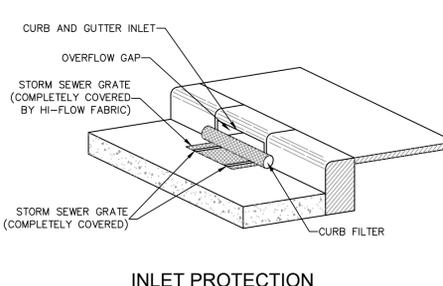
V-31



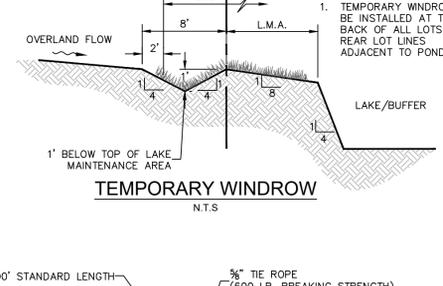
TEMPORARY DRAINAGE SWALE



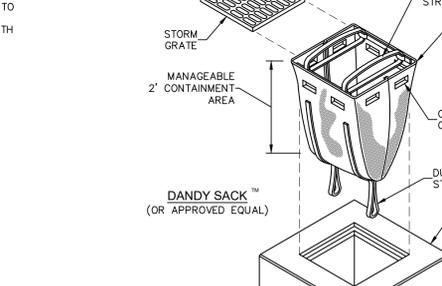
CONCRETE & STUCCO WASTE MANAGEMENT



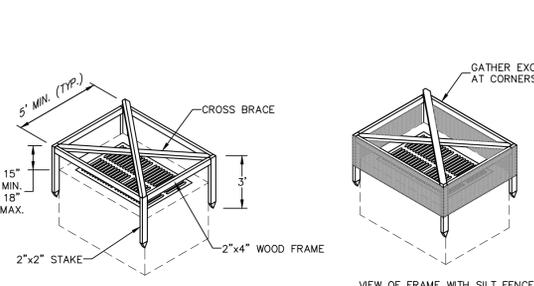
INLET PROTECTION



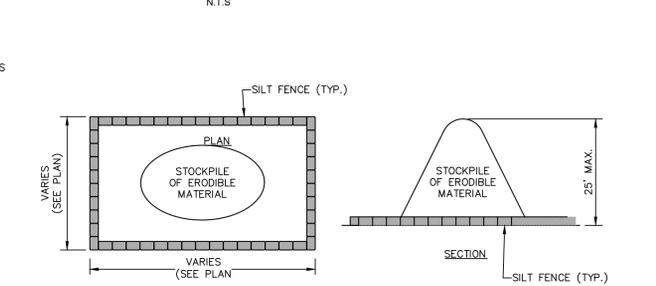
TEMPORARY WINDROW



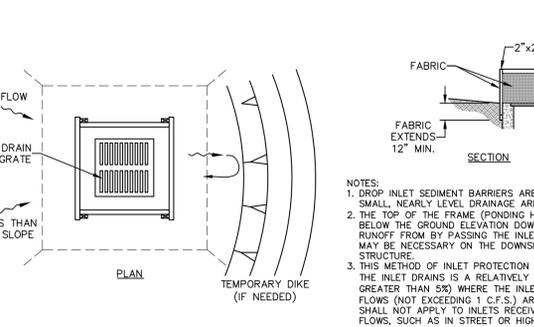
DANDY CURB BAG



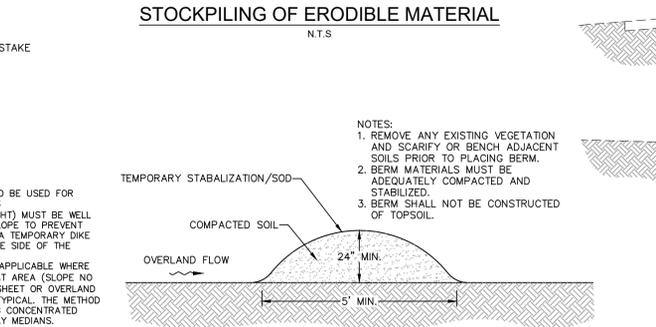
VIEW OF FRAME WITHOUT SILT FENCE and VIEW OF FRAME WITH SILT FENCE



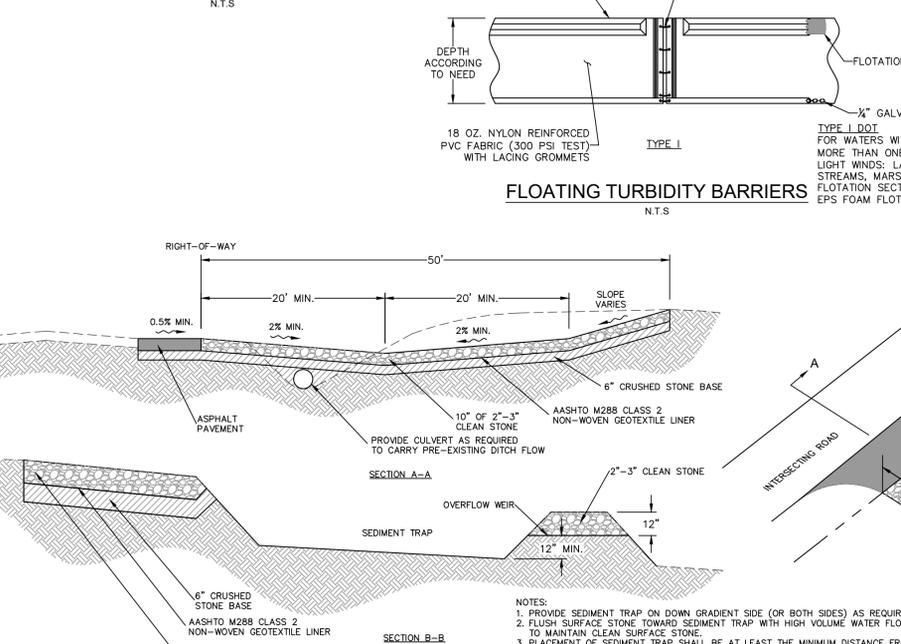
SEDIMENT CONTROL FOR STOCKPILING OF ERODIBLE MATERIAL



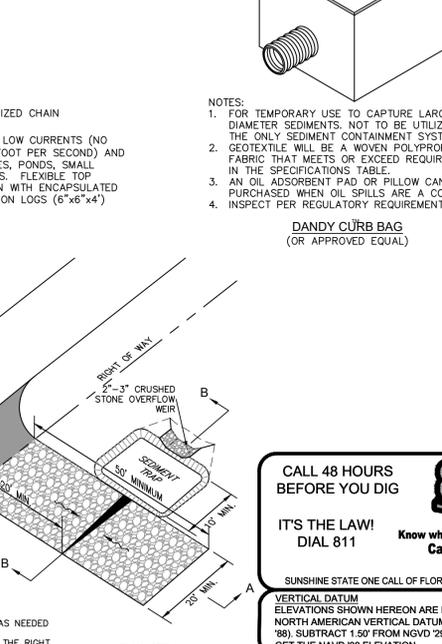
SILT FENCE INLET PROTECTION



TEMPORARY DIVERSION BERM



CONSTRUCTION EXIT



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 CITY OF PORT ST. LUCIE PROJECT # **P21-007**

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 WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
 KIMAN F. HUSAINY
 STATE LICENSE NUMBER 75481

KHA PROJECT 14700000
 DATE 01/05/2021
 SCALE AS SHOWN
 DESIGNED BY
 DRAWN BY
 CHECKED BY KFH

PAAR DRIVE SWPP NOTES
PAAR DRIVE ROADWAY PLANS PREPARED FOR CAPSTONE

SHEET NUMBER **C-232**
 PORT ST. LUCIE, FLORIDA